

**JOHNSON CITY REGIONAL PLANNING COMMISSION  
MINUTES  
April 14, 2015**

**MEMBERS PRESENT:** Greg Cox, Secretary  
Joe Wise, Chairman  
Jamie Povlich, Vice-Chairman  
Brenda Clarke, Assistant Secretary  
James Staton  
Timothy Zajonc  
Uwe Rothe  
Kevin Cole  
Jenny Brock

**MEMBERS ABSENT:** John F. Hunter

**STAFF PRESENT:** Angie Carrier, Development Services Director  
Angie Charles, Senior Planner  
Steve Neilson, Development Coordinator  
Matt Young, Planner  
Laura Edmonds, Administrative Coordinator  
Jim Epps, City Legal Counsel  
Allen Cantrell, City Engineer

Chairman Wise called the meeting to order at 6:05 p.m. Commissioner Povlich gave the invocation and led the Pledge of Allegiance.

The minutes of the regularly scheduled Planning Commission meeting on March 10, 2015, were approved by a 9-0 vote.

The first item of new business was to consider the Washington County Kologiski Rezoning Request, from A-1 (General Agricultural) to B-2 (Neighborhood Business). The staff report has been provided by Ross Phillips, of the First Tennessee Development District, on behalf of the Washington County Zoning Department.

Public hearing was held.

Mark Andrews, 403 Marhill Drive, representing the petitioner, spoke in favor of the request stating the B-2 rezoning is for future office space.

Otto Zinser, 106 Sunny Lane, spoke against the rezoning by stating that this general location is not appropriate for business buildings.

**Motion: Rothe**  
**Second: Povlich**

**To recommend denial of Washington County Kologiski Rezoning Request, from A-1 (General Agricultural) to B-2 (Neighborhood Business).**

**The motion passed by a 7 – 2 (Rothe, Povlich) vote.**

The second item on the agenda was to consider Rezoning Request #996, 2020 Indian Ridge Rd, from R-2 (Low Density Residential) and R-3 (Medium Density Residential) to R-4 (Medium Density Residential). The petitioner proposes to remove the single-family residence and expand the existing multi-family development (48 units) by adding an additional 80 units, for a total of 128 units on the property. The petitioner is Gary Phillips.

Public Hearing was held.

Jason Johnston, 200 Princeton, made himself available to the commission for questioning.

**Motion: Hunter**  
**Second: Cole**

**To recommend approval of Rezoning Request #996, 2020 Indian Ridge Rd, from R-2 (Low Density Residential) and R-3 (Medium Density Residential) to R-4 (Medium Density Residential).**

**The motion passed by an 8 – 0 – 1 (Rothe) vote.**

The third item on the agenda was to consider Rezoning Request #995, 190 Heart Drive from RTP (Research Technology Park) to B-4 (Planned Arterial Business). The existing land use is vacant. The petitioner proposes building a 91 room hotel on site. The petitioner is KD Moore.

Public hearing was held.

K.D. Moore, 1150 Bristol Highway, spoke in favor of the rezoning.

Hank Carr, 3326 Bondwich Circle, spoke in favor of the rezoning.

**Motion: Rothe**  
**Second: Hunter**

**To recommend approval of Rezoning Request #995, 190 Heart Drive from RTP (Research Technology Park) to B-4 (Planned Arterial Business).**

**The motion passed by an 8 – 1 (Cole) vote.**

The fourth item on the agenda was to consider Rezoning Request #997, Tax Map 45 Parcel 51.01 on Heart Drive, from RTP (Research Technology Park) and MS-1 (Medical Services) to B-4

(Planned Arterial Business). The existing land use is vacant. The petitioner proposes a retail development on site. The petitioner is Henry Carr, on behalf of the owner.

Public hearing was held and no one spoke.

**Motion: Cole**  
**Second: Povlich**

**To recommend approval of Rezoning Request #997, Tax Map 45 Parcel 51.01 on Heart Drive, from RTP (Research Technology Park) and MS-1 (Medical Services) to B-4 (Planned Arterial Business).**

**The motion passed by a 9 – 0 vote.**

The last item on the agenda was to consider Rezoning Request #998, five parcels along Heart Drive and Med-Tech Parkway from RTP (Research Technology Park) to B-4 (Planned Arterial Business). The existing land use is vacant. The petitioner proposes both medical and commercial uses. The petitioner is Hank Carr.

Public hearing was held and no one spoke.

**Motion: Cole**  
**Second: Hunter**

**To recommend approval of Rezoning Request #998, five parcels along Heart Drive and Med-Tech Parkway from RTP (Research Technology Park) to B-4 (Planned Arterial Business).**

**The motion passed by an 8 – 0 – 1 (Brock) vote.**

There being no further business, the meeting was adjourned at 6:50 PM.

APPROVED:

SIGNED:

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Joe Wise, Chairman

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Greg Cox, Secretary